

# *Board of County Commissioners*

## **Development Review**

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## **August 19, 2002 DRC Meeting**

Meeting convened at 2:05 PM.

**Present:** Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Bob Carver-Building Official, Becky Howard-Deputy Clerk, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Bill Gulbrandsen, Fire Services, arrived around 3:15 PM.

Mr. Helms moved to approve the DRC minutes of August 12, 2002. Mr. Carver seconded the motion and the motion carried.

### **Old Business-**

#### ***Bushnell Commerce Park***

#### ***Medium Development***

#### ***Engineering Site Plan***

It was noted that Mr. Mountain/Coastal Engineering is associated with Bushnell Commerce Park and did refrain from the discussions and votes.

Dave Moffitt, MC of Florida, Inc., was present and proposing to subdivide the subject property into 11 lots with one lot being the master drainage retention pond for the entire subdivision. Approvals have been received according to Rod Cash, Hartman and Associates. The approval letters and site plans for Sonny's and Microtel are expected to be received later this week. Verification on the developer's agreement will be handled at the platting stage.

Mr. Helms moved to approve the engineering for Bushnell Commerce Park. Mrs. Keenum seconded the motion and the motion carried.

***Sonny's Bar-B-Q***

***Major Development***

***Engineering Site Plan Review***

It was noted that Mr. Mountain/Coastal Engineering is associated with Sonny's Bar-B-Q and did refrain from the discussions and votes.

Dave Moffitt, MC of Florida, Inc., was present and proposing to construct a 5,316 square foot building to be used as a Sonny's BBQ.

Mrs. Keenum moved to approve the engineering for Sonny's Bar-B-Q, subject to Hartman's final approvals. Mrs. Howard seconded the motion and the motion carried.

***Microtel Inn and Suites of Bushnell***

***Major Development***

***Engineering Site Plan Review***

It was noted that Mr. Mountain/Coastal Engineering is associated with Microtel and did refrain from the discussions and votes.

Dave Moffitt, MC of Florida, Inc., was present and proposing to construct a 3-story hotel with 28,878 square feet of building area to contain 71 rooms.

Mr. Helms moved to approve the engineering for Microtel Inns and Suites, subject to final approvals from Hartman. Mr. Carver seconded the motion and the motion carried.

***The Villages of Sumter-Hospice***

***Major Development***

***Preliminary and Engineering Review***

Troy Locklin and Bob Farner, Farner-Barley and Associates, Ron Grant and Marty Dzuro, Grant and Dzuro, and Jack Sullivan, Carlton Fields, were present and proposing to build a hospice with a 3,782 sf office building and 12,939 sf for assisted living area.

Mr. Helms moved to remove the request from the table. Mr. Carver seconded the motion and the motion carried.

Parking issues, driveway connections, flood plains, drainage and sidewalks were discussed. Coastal Engineering had several comments related to their review of the project. The proposed use and what type of use category it was considered to be were discussed. SWFWMD permit approvals and connection permits to C-466 have not been received at this time. The Committee discussed the allocated amounts of acres for the project. Current and proposed zonings were also discussed. A possible NOPC was discussed. The Committee discussed with the applicant the request being considered a special use for an ALF with less than 14 beds. The initial phase will consist of 12 units, with possible future expansion of 4 pods total-12 units each. Traffic impact and a future map amendment were discussed. The applicants explained one bed was equal to one unit. The applicants were informed any future expansion would require a NOPC.

Special housing is part of the approved DRI. Hospice is for the terminally ill as opposed to residents in an ALF. The impact fee for this project will be \$9,978.14. Mr. Mountain reviewed Coastal's comments, which included: submitting a revised plan for engineering, lift station issues, off-site water and sewer issues, off-site utility easement with legal description, cross-section for seasonal high water, SWFWMD and DEP permits, recorded easement and driveway connection issues. The Villages will contact Cliff or Hutch, Coastal Engineering, to discuss the comments. The Committee reiterated the needed materials from the applicant: drainage cross-sections, plat, SWFWMD and DEP permits, along with driveway connections.

Mr. Helms moved to approve the preliminary plan. Mrs. Keenum seconded the motion and the motion carried.

Mr. Helms moved to approve the engineering plan, subject to the receipt of SWFWMD and DEP permits and all Coastal comments being addressed. Mr. Carver seconded the motion and the motion carried.

**New Business-**

***Tri-County Villages-Unit 68***

***Major Development***

***Engineering Review***

Troy Locklin and Bob Farner, Farner-Barley and Associates, were present and proposing to develop a 186-lot subdivision. Coastal submitted 26 items, including the request for a revised submittal. The Villages will contact Cliff, Coastal Engineering, and discuss the items. Cliff was also asked to attend the next meeting.

Mr. Helms moved to table all Tri-County Villages requests until August 26, 2002 to allow the reviewing engineers to discuss the matters at hand. Mr. Carver seconded the motion and the motion carried.

***Tri-County Villages-Unit 69***

***Major Development***

***Engineering Review***

Troy Locklin and Bob Farner, Farner-Barley and Associates, were present and proposing to develop a 223-lot subdivision. Coastal Engineering had 18 comments.

Project tabled in previous motion.

***Tri-County Villages-Villa Amelia***

***Major Development***

***Engineering Review***

Troy Locklin and Bob Farner, Farner-Barley and Associates, were present and proposing to develop a 76-lot subdivision. Coastal Engineering had 16 comments.

Project tabled in previous motion.

***Tri-County Villages-Villa Fernandina***

***Major Development***

***Engineering Review***

Troy Locklin and Bob Farner, Farner-Barley and Associates, were present and proposing to develop a 75-lot subdivision. Coastal had 18 comments.

Project was tabled in previous motion.

***The Villages of Sumter***

***Master Plan/Zoning Site Plan***

Ron Grant and Marty Dzuro, Grant and Dzuro, and Jack Sullivan, Carlton Fields, were present and proposing to rezone subject property to RPUD. The amount of acreage being rezoned was discussed. This request will go to the ZAB for approvals also. Setbacks, buffers and screening, design standards and variance requests were discussed. Flexible design, regarding road ROW's and setbacks for patio and courtyard villas, was discussed. Roads are not County maintained. A 20' buffer, or activity separation, was discussed. The type of required buffer and setbacks were discussed at length. The Committee discussed leaving the Type B screening as a requirement on the project. Dust, noise and odor were discussed. Variances from setbacks on ROW's were discussed. The Committee had no problems with reducing the amount of the required setback. Four lane roads and curb-to-curb distances were discussed. The proposed setback is being requested to be changed from 35' to 20' on major roads, or 0' if a wall is installed. Setbacks from ROW's on a double frontage lot were discussed. These roads have very limited amounts of traffic. Front setbacks are 20' and rear setbacks are 10' from an installed wall currently. Permitted uses are listed in PUD. Jails, or prison facilities, are only allowed if operated by Sumter County.

Mr. Carver excused himself at 3:30.

Type B screening was discussed again. The applicants were informed the ZAB and BOCC will have to choose whether or not to approve the DRC's recommendation. Sanitary landfill was discussed. The existing fire stations and their locations were discussed. Mr. Gulbrandsen was referred to Pete Wahl.

Mr. Helms moved to recommend approval to the ZAB, with the following items:

1. Front setbacks from street ROW's shall not be less than 50' for minor local roads.
2. Setbacks for residential or institutional designated zones may be reduced from 20' to 10' for buildings, and 0' for accessory structures, if a wall is constructed.
3. Setbacks for commercial or industrial designated zones may be reduced from 30' to 10' for buildings, and 0' for accessory structures, if a wall is constructed.
4. Screening requirements for RPUD development are to remain Type B.

5. Setbacks from minor local roads may be reduced from 25' to 20'.
6. Setbacks from minor collector roads may be reduced from 35' to 0'.
7. Setbacks from major local roads may be reduced from 30' to 10' for buildings, and 0' for accessory structures, if a wall is constructed.

Mrs. Howard seconded the motion and the motion carried.

***Sumter Class III & Solid Waste Disposal, Inc.***

***Conditional Use Permit***

***Major Development***

***Preliminary Review***

ACMS, Inc. is still working with Public Works regarding some access issues.

Mr. Gulbrandsen moved to table the request until October 14, 2002. Mrs. Keenum seconded the motion and the motion carried.

**Committee Discussion-**

Mr. Grant discussed suggested changes to the LDR's. Coastal will review and comment.

**Public Forum-**

*None*

The next DRC meeting is scheduled for August 26, 2002.

Mrs. Rogers moved to adjourn. Mr. Helms seconded the motion and the motion carried.

Meeting adjourned at 3:40 PM.